

DATE: 03/21/2012

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

EQSALE304WI

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TAXATION DISTRICT 002 TOWN OF AVON

COUNTY 53 ROCK

EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	100,100	113,000	88.58	88.58	88.58	0.00	100.0	1.00
	TOTAL	1	100,100	113,000	88.58	88.58	88.58	0.00	100.0	1.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	100,100	113,000	88.58	88.58	88.58	0.00	100.0	1.00
	TOTAL	1	100,100	113,000	88.58	88.58	88.58	0.00	100.0	1.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0

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2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 004 TOWN OF BELOIT
 COUNTY 53 ROCK
 EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	7	157,400	78,900	199.49	201.95	206.36	13.09	85.7	1.01
	IMPROVED	54	6,683,700	6,635,100	100.73	113.04	102.10	25.25	42.6	1.12
	TOTAL	61	6,841,100	6,714,000	101.89	123.24	107.29	31.78	39.3	1.21
2 - COMMERCIAL	VACANT	1	42,300	42,300	100.00	100.00	100.00	0.00	100.0	1.00
	IMPROVED	1	94,800	68,000	139.41	139.41	139.41	0.00	100.0	1.00
	TOTAL	2	137,100	110,300	124.30	119.71	119.71	16.46	0.0	0.96
TOTAL	VACANT	8	199,700	121,200	164.77	189.20	205.46	17.97	62.5	1.15
	IMPROVED	55	6,778,500	6,703,100	101.12	113.52	102.20	25.43	41.8	1.12
	TOTAL	63	6,978,200	6,824,300	102.26	123.13	107.29	31.35	39.7	1.20

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	7	1	14.3	0	0.0	0	0.0	2.5	35.7	3.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	54	0	0.0	3	5.6	9	16.7	15	27.8	8	14.8	9	16.7	1	1.9	9	16.7
	TOTAL	61	0	0.0	3	4.9	14	23.0	13.5	22.1	10.5	17.2	5	8.2	0	0.0	15	24.6
2 - COMMERCIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
TOTAL	VACANT	8	2	25.0	0	0.0	0	0.0	2	25.0	3	37.5	1	12.5	0	0.0	0	0.0
	IMPROVED	55	0	0.0	3	5.5	9	16.4	15.5	28.2	7.5	13.6	9	16.4	2	3.6	9	16.4
	TOTAL	63	0	0.0	3	4.8	14	22.2	14.5	23.0	10.5	16.7	6	9.5	0	0.0	15	23.8

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2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 006 TOWN OF BRADFORD
COUNTY 53 ROCK
EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	262,600	265,000	99.09	99.09	99.09	0.00	100.0	1.00
	TOTAL	1	262,600	265,000	99.09	99.09	99.09	0.00	100.0	1.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	262,600	265,000	99.09	99.09	99.09	0.00	100.0	1.00
	TOTAL	1	262,600	265,000	99.09	99.09	99.09	0.00	100.0	1.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0

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TAXATION DISTRICT 008 TOWN OF CENTER
COUNTY 53 ROCK
EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	4	741,000	804,500	92.11	91.62	88.39	9.04	75.0	0.99
	TOTAL	4	741,000	804,500	92.11	91.62	88.39	9.04	75.0	0.99
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	4	741,000	804,500	92.11	91.62	88.39	9.04	75.0	0.99
	TOTAL	4	741,000	804,500	92.11	91.62	88.39	9.04	75.0	0.99

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	4	0	0.0	0	0.0	0	0.0	2	50.0	1	25.0	1	25.0	0	0.0	0	0.0
	TOTAL	4	0	0.0	0	0.0	0	0.0	2	50.0	1	25.0	1	25.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	4	0	0.0	0	0.0	0	0.0	2	50.0	1	25.0	1	25.0	0	0.0	0	0.0
	TOTAL	4	0	0.0	0	0.0	0	0.0	2	50.0	1	25.0	1	25.0	0	0.0	0	0.0

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2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 010 TOWN OF CLINTON

COUNTY 53 ROCK

EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	4	560,200	509,000	110.06	113.86	103.18	15.69	75.0	1.03
	TOTAL	4	560,200	509,000	110.06	113.86	103.18	15.69	75.0	1.03
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	4	560,200	509,000	110.06	113.86	103.18	15.69	75.0	1.03
	TOTAL	4	560,200	509,000	110.06	113.86	103.18	15.69	75.0	1.03

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	4	0	0.0	0	0.0	0	0.0	2	50.0	1	25.0	0	0.0	0	0.0	1	25.0
	TOTAL	4	0	0.0	0	0.0	0	0.0	2	50.0	1	25.0	0	0.0	0	0.0	1	25.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	4	0	0.0	0	0.0	0	0.0	2	50.0	1	25.0	0	0.0	0	0.0	1	25.0
	TOTAL	4	0	0.0	0	0.0	0	0.0	2	50.0	1	25.0	0	0.0	0	0.0	1	25.0

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2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 012 TOWN OF FULTON

COUNTY 53 ROCK

EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	3	92,200	82,000	112.44	101.26	85.79	25.56	66.7	0.90
	IMPROVED	38	5,102,400	5,009,900	101.85	109.73	100.02	19.12	57.9	1.08
	TOTAL	41	5,194,600	5,091,900	102.02	109.11	100.00	19.67	56.1	1.07
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	3	92,200	82,000	112.44	101.26	85.79	25.56	66.7	0.90
	IMPROVED	38	5,102,400	5,009,900	101.85	109.73	100.02	19.12	57.9	1.08
	TOTAL	41	5,194,600	5,091,900	102.02	109.11	100.00	19.67	56.1	1.07

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

		OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	3		0	0.0	0	0.0	1.5	50.0	.5	16.7	0	0.0	0	0.0	1	33.3
	IMPROVED	38		0	0.0	2	5.3	3	7.9	14	36.9	6	15.8	1	2.6	4	10.5
	TOTAL	41		0	0.0	2	4.9	4	9.8	14.5	35.4	6	14.6	2	4.9	4	9.8
2 - COMMERCIAL	VACANT	0		0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0		0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0		0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	3		0	0.0	0	0.0	1.5	50.0	.5	16.7	0	0.0	0	0.0	1	33.3
	IMPROVED	38		0	0.0	2	5.3	3	7.9	14	36.9	6	15.8	1	2.6	4	10.5
	TOTAL	41		0	0.0	2	4.9	4	9.8	14.5	35.4	6	14.6	2	4.9	4	9.8

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TAXATION DISTRICT 014 TOWN OF HARMONY

COUNTY 53 ROCK

EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	19	4,331,800	3,969,242	109.13	110.94	105.52	10.98	73.7	1.02
	TOTAL	19	4,331,800	3,969,242	109.13	110.94	105.52	10.98	73.7	1.02
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	19	4,331,800	3,969,242	109.13	110.94	105.52	10.98	73.7	1.02
	TOTAL	19	4,331,800	3,969,242	109.13	110.94	105.52	10.98	73.7	1.02

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	19	0	0.0	0	0.0	0	0.0	9.5	50.0	4.5	23.7	3	15.8	2	10.5	0	0.0
	TOTAL	19	0	0.0	0	0.0	0	0.0	9.5	50.0	4.5	23.7	3	15.8	2	10.5	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	19	0	0.0	0	0.0	0	0.0	9.5	50.0	4.5	23.7	3	15.8	2	10.5	0	0.0
	TOTAL	19	0	0.0	0	0.0	0	0.0	9.5	50.0	4.5	23.7	3	15.8	2	10.5	0	0.0

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TAXATION DISTRICT 016 TOWN OF JANESVILLE

COUNTY 53 ROCK

EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	2	100,300	80,000	125.38	129.27	129.27	17.21	0.0	1.03
	IMPROVED	26	6,101,300	5,776,400	105.62	141.61	113.56	35.12	61.5	1.34
	TOTAL	28	6,201,600	5,856,400	105.89	140.72	113.56	34.01	60.7	1.33
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	2	100,300	80,000	125.38	129.27	129.27	17.21	0.0	1.03
	IMPROVED	26	6,101,300	5,776,400	105.62	141.61	113.56	35.12	61.5	1.34
	TOTAL	28	6,201,600	5,856,400	105.89	140.72	113.56	34.01	60.7	1.33

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
	IMPROVED	26	0	0.0	1	3.9	2	7.7	10	38.5	6	23.1	1	3.9	0	0.0	6	23.1
	TOTAL	28	0	0.0	1	3.6	2	7.1	11	39.3	6	21.4	1	3.6	1	3.6	6	21.4
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
	IMPROVED	26	0	0.0	1	3.9	2	7.7	10	38.5	6	23.1	1	3.9	0	0.0	6	23.1
	TOTAL	28	0	0.0	1	3.6	2	7.1	11	39.3	6	21.4	1	3.6	1	3.6	6	21.4

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TAXATION DISTRICT 018 TOWN OF JOHNSTOWN

COUNTY 53 ROCK

EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	354,400	340,000	104.24	108.04	108.04	9.98	100.0	1.04
	TOTAL	2	354,400	340,000	104.24	108.04	108.04	9.98	100.0	1.04
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	354,400	340,000	104.24	108.04	108.04	9.98	100.0	1.04
	TOTAL	2	354,400	340,000	104.24	108.04	108.04	9.98	100.0	1.04

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0

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TAXATION DISTRICT 020 TOWN OF LA PRAIRIE
COUNTY 53 ROCK
EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	191,800	134,000	143.13	147.94	147.94	27.18	0.0	1.03
	TOTAL	2	191,800	134,000	143.13	147.94	147.94	27.18	0.0	1.03
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	191,800	134,000	143.13	147.94	147.94	27.18	0.0	1.03
	TOTAL	2	191,800	134,000	143.13	147.94	147.94	27.18	0.0	1.03

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0

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TAXATION DISTRICT 022 TOWN OF LIMA
COUNTY 53 ROCK
EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	638,400	588,350	108.51	110.93	110.93	9.25	100.0	1.02
	TOTAL	2	638,400	588,350	108.51	110.93	110.93	9.25	100.0	1.02
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	638,400	588,350	108.51	110.93	110.93	9.25	100.0	1.02
	TOTAL	2	638,400	588,350	108.51	110.93	110.93	9.25	100.0	1.02

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0

TAXATION DISTRICT	024	TOWN OF MAGNOLIA
COUNTY	53	ROCK
EQ ADMIN AREA	76	MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	171,100	151,000	113.31	146.72	146.72	48.42	0.0	1.29
	TOTAL	2	171,100	151,000	113.31	146.72	146.72	48.42	0.0	1.29
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	171,100	151,000	113.31	146.72	146.72	48.42	0.0	1.29
	TOTAL	2	171,100	151,000	113.31	146.72	146.72	48.42	0.0	1.29

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

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TAXATION DISTRICT 026 TOWN OF MILTON
 COUNTY 53 ROCK
 EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	4	143,900	124,500	115.58	101.33	120.39	20.57	75.0	0.88
	IMPROVED	29	5,023,200	4,412,550	113.84	124.06	113.85	20.25	58.6	1.09
	TOTAL	33	5,167,100	4,537,050	113.89	121.31	114.25	20.51	60.6	1.07
2 - COMMERCIAL	VACANT	1	16,500	24,512	67.31	67.31	67.31	0.00	100.0	1.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	1	16,500	24,512	67.31	67.31	67.31	0.00	100.0	1.00
TOTAL	VACANT	5	160,400	149,012	107.64	94.53	116.78	25.43	60.0	0.88
	IMPROVED	29	5,023,200	4,412,550	113.84	124.06	113.85	20.25	58.6	1.09
	TOTAL	34	5,183,600	4,561,562	113.64	119.72	114.05	21.15	58.8	1.05

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

		OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	4		1	25.0	0	0.0	0	0.0	1	25.0	2	50.0	0	0.0	0	0.0
	IMPROVED	29		0	0.0	0	0.0	6	20.7	8.5	29.3	8.5	29.3	2	6.9	1	3.5
	TOTAL	33		1	3.0	0	0.0	6	18.2	9.5	28.8	10.5	31.8	2	6.1	1	3.0
2 - COMMERCIAL	VACANT	1		0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0
	IMPROVED	0		0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	1		0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0
TOTAL	VACANT	5		1	20.0	1	20.0	0	0.0	.5	10.0	2.5	50.0	0	0.0	0	0.0
	IMPROVED	29		0	0.0	0	0.0	6	20.7	8.5	29.3	8.5	29.3	2	6.9	1	3.5
	TOTAL	34		1	2.9	1	2.9	6	17.7	9	26.5	11	32.4	2	5.9	1	2.9

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TAXATION DISTRICT 028 TOWN OF NEWARK

COUNTY 53 ROCK

EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	46,000	41,000	112.20	112.20	112.20	0.00	100.0	1.00
	IMPROVED	5	760,500	732,400	103.84	107.12	108.91	15.60	40.0	1.03
	TOTAL	6	806,500	773,400	104.28	107.97	110.56	13.30	50.0	1.04
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	1	46,000	41,000	112.20	112.20	112.20	0.00	100.0	1.00
	IMPROVED	5	760,500	732,400	103.84	107.12	108.91	15.60	40.0	1.03
	TOTAL	6	806,500	773,400	104.28	107.97	110.56	13.30	50.0	1.04

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	5	0	0.0	0	0.0	2	40.0	.5	10.0	1.5	30.0	0	0.0	1	20.0	0	0.0
	TOTAL	6	0	0.0	0	0.0	2	33.3	1	16.7	2	33.3	1	16.7	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	5	0	0.0	0	0.0	2	40.0	.5	10.0	1.5	30.0	0	0.0	1	20.0	0	0.0
	TOTAL	6	0	0.0	0	0.0	2	33.3	1	16.7	2	33.3	1	16.7	0	0.0	0	0.0

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TAXATION DISTRICT 030 TOWN OF PLYMOUTH

COUNTY 53 ROCK

EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	10	1,460,900	1,443,500	101.21	100.40	102.23	12.71	70.0	0.99
	TOTAL	10	1,460,900	1,443,500	101.21	100.40	102.23	12.71	70.0	0.99
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	4,900	5,200	94.23	94.23	94.23	0.00	100.0	1.00
	TOTAL	1	4,900	5,200	94.23	94.23	94.23	0.00	100.0	1.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	11	1,465,800	1,448,700	101.18	99.84	95.81	12.47	54.6	0.99
	TOTAL	11	1,465,800	1,448,700	101.18	99.84	95.81	12.47	54.6	0.99

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	10	0	0.0	0	0.0	2	20.0	3	30.0	4	40.0	1	10.0	0	0.0	0	0.0
	TOTAL	10	0	0.0	0	0.0	2	20.0	3	30.0	4	40.0	1	10.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	11	0	0.0	0	0.0	2	18.2	3.5	31.8	2.5	22.7	3	27.3	0	0.0	0	0.0
	TOTAL	11	0	0.0	0	0.0	2	18.2	3.5	31.8	2.5	22.7	3	27.3	0	0.0	0	0.0

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**WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS**

EQSALE304WI

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TAXATION DISTRICT 032 TOWN OF PORTER

COUNTY 53 ROCK

EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	42,800	59,900	71.45	71.45	71.45	0.00	100.0	1.00
	IMPROVED	2	337,300	328,000	102.84	101.21	101.21	16.48	0.0	0.98
	TOTAL	3	380,100	387,900	97.99	91.29	84.53	18.31	33.3	0.93
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	1	42,800	59,900	71.45	71.45	71.45	0.00	100.0	1.00
	IMPROVED	2	337,300	328,000	102.84	101.21	101.21	16.48	0.0	0.98
	TOTAL	3	380,100	387,900	97.99	91.29	84.53	18.31	33.3	0.93

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
	TOTAL	3	0	0.0	0	0.0	1	33.3	.5	16.7	.5	16.7	0	0.0	1	33.3	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
	TOTAL	3	0	0.0	0	0.0	1	33.3	.5	16.7	.5	16.7	0	0.0	1	33.3	0	0.0

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WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 034 TOWN OF ROCK
COUNTY 53 ROCK
EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	4	252,400	212,000	119.06	166.04	176.94	21.77	0.0	1.39
	IMPROVED	8	1,252,000	1,127,466	111.05	117.06	106.00	20.97	62.5	1.05
	TOTAL	12	1,504,400	1,339,466	112.31	133.39	112.58	30.10	50.0	1.19
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	319,400	310,000	103.03	103.03	103.03	0.00	100.0	1.00
	TOTAL	1	319,400	310,000	103.03	103.03	103.03	0.00	100.0	1.00
TOTAL	VACANT	4	252,400	212,000	119.06	166.04	176.94	21.77	0.0	1.39
	IMPROVED	9	1,571,400	1,437,466	109.32	115.50	103.03	19.18	66.7	1.06
	TOTAL	13	1,823,800	1,649,466	110.57	131.05	111.95	28.56	53.9	1.19

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	4	0	0.0	1	25.0	1	25.0	0	0.0	0	0.0	2	50.0	0	0.0	0	0.0
	IMPROVED	8	0	0.0	0	0.0	1	12.5	3	37.5	2	25.0	1	12.5	0	0.0	1	12.5
	TOTAL	12	0	0.0	0	0.0	2	16.7	4	33.3	2	16.7	0	0.0	1	8.3	3	25.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	4	0	0.0	1	25.0	1	25.0	0	0.0	0	0.0	2	50.0	0	0.0	0	0.0
	IMPROVED	9	0	0.0	0	0.0	1	11.1	3.5	38.9	2.5	27.8	1	11.1	0	0.0	1	11.1
	TOTAL	13	0	0.0	0	0.0	2	15.4	4.5	34.6	2.5	19.2	0	0.0	1	7.7	3	23.1

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2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 036 TOWN OF SPRING VALLEY

COUNTY 53 ROCK

EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	95,700	76,000	125.92	125.92	125.92	0.00	100.0	1.00
	TOTAL	1	95,700	76,000	125.92	125.92	125.92	0.00	100.0	1.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	95,700	76,000	125.92	125.92	125.92	0.00	100.0	1.00
	TOTAL	1	95,700	76,000	125.92	125.92	125.92	0.00	100.0	1.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0

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WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 038 TOWN OF TURTLE
COUNTY 53 ROCK
EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	6	1,049,400	781,500	134.28	139.27	138.82	17.35	33.3	1.04
	TOTAL	6	1,049,400	781,500	134.28	139.27	138.82	17.35	33.3	1.04
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	6	1,049,400	781,500	134.28	139.27	138.82	17.35	33.3	1.04
	TOTAL	6	1,049,400	781,500	134.28	139.27	138.82	17.35	33.3	1.04

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	6	0	0.0	0	0.0	2	33.3	1	16.7	1	16.7	2	33.3	0	0.0	0	0.0
	TOTAL	6	0	0.0	0	0.0	2	33.3	1	16.7	1	16.7	2	33.3	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	6	0	0.0	0	0.0	2	33.3	1	16.7	1	16.7	2	33.3	0	0.0	0	0.0
	TOTAL	6	0	0.0	0	0.0	2	33.3	1	16.7	1	16.7	2	33.3	0	0.0	0	0.0

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

TAXATION DISTRICT 040 TOWN OF UNION

COUNTY 53 ROCK

EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	11	2,745,400	2,475,900	110.88	111.93	108.14	9.47	90.9	1.01
	TOTAL	11	2,745,400	2,475,900	110.88	111.93	108.14	9.47	90.9	1.01
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	1	641,700	960,000	66.84	66.84	66.84	0.00	100.0	1.00
	TOTAL	1	641,700	960,000	66.84	66.84	66.84	0.00	100.0	1.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	12	3,387,100	3,435,900	98.58	108.17	106.28	12.07	83.3	1.10
	TOTAL	12	3,387,100	3,435,900	98.58	108.17	106.28	12.07	83.3	1.10

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	11	0	0.0	0	0.0	0	0.0	5.5	50.0	4.5	40.9	0	0.0	0	0.0	1	9.1
	TOTAL	11	0	0.0	0	0.0	0	0.0	5.5	50.0	4.5	40.9	0	0.0	0	0.0	1	9.1
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	12	0	0.0	1	8.3	0	0.0	5	41.7	5	41.7	0	0.0	0	0.0	1	8.3
	TOTAL	12	0	0.0	1	8.3	0	0.0	5	41.7	5	41.7	0	0.0	0	0.0	1	8.3

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

TAXATION DISTRICT 111 VILLAGE OF CLINTON
COUNTY 53 ROCK
EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	15	1,731,900	1,559,000	111.09	113.21	110.82	14.59	60.0	1.02
	TOTAL	15	1,731,900	1,559,000	111.09	113.21	110.82	14.59	60.0	1.02
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	3	275,800	265,000	104.08	108.56	110.62	8.42	66.7	1.04
	TOTAL	3	275,800	265,000	104.08	108.56	110.62	8.42	66.7	1.04
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	18	2,007,700	1,824,000	110.07	112.43	110.72	13.58	61.1	1.02
	TOTAL	18	2,007,700	1,824,000	110.07	112.43	110.72	13.58	61.1	1.02

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	15	0	0.0	1	6.7	2	13.3	4.5	30.0	4.5	30.0	1	6.7	2	13.3	0	0.0
	TOTAL	15	0	0.0	1	6.7	2	13.3	4.5	30.0	4.5	30.0	1	6.7	2	13.3	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	0	0.0	1	33.3	.5	16.7	1.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	3	0	0.0	0	0.0	1	33.3	.5	16.7	1.5	50.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	18	0	0.0	1	5.6	3	16.7	5	27.8	6	33.3	1	5.6	2	11.1	0	0.0
	TOTAL	18	0	0.0	1	5.6	3	16.7	5	27.8	6	33.3	1	5.6	2	11.1	0	0.0

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2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 126 VILLAGE OF FOOTVILLE

COUNTY 53 ROCK

EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	217,800	157,000	138.73	140.44	140.44	8.30	100.0	1.01
	TOTAL	2	217,800	157,000	138.73	140.44	140.44	8.30	100.0	1.01
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	2	217,800	157,000	138.73	140.44	140.44	8.30	100.0	1.01
	TOTAL	2	217,800	157,000	138.73	140.44	140.44	8.30	100.0	1.01

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0

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2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 165 VILLAGE OF ORFORDVILLE
COUNTY 53 ROCK
EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	3	411,400	299,900	137.18	136.18	136.11	4.20	100.0	0.99
	TOTAL	3	411,400	299,900	137.18	136.18	136.11	4.20	100.0	0.99
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	3	411,400	299,900	137.18	136.18	136.11	4.20	100.0	0.99
	TOTAL	3	411,400	299,900	137.18	136.18	136.11	4.20	100.0	0.99

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	0	0.0	0	0.0	1.5	50.0	1.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	3	0	0.0	0	0.0	0	0.0	1.5	50.0	1.5	50.0	0	0.0	0	0.0	0	0.0
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	TOTAL	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
TOTAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	0	0.0	0	0.0	1.5	50.0	1.5	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	3	0	0.0	0	0.0	0	0.0	1.5	50.0	1.5	50.0	0	0.0	0	0.0	0	0.0

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TAXATION DISTRICT 206 CITY OF BELOIT
 COUNTY 53 ROCK
 EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	1,200	1,200	100.00	100.00	100.00	0.00	100.0	1.00
	IMPROVED	157	14,647,000	13,188,075	111.06	121.56	109.76	21.86	57.3	1.09
	TOTAL	158	14,648,200	13,189,275	111.06	121.42	109.68	21.79	57.6	1.09
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	4	1,982,300	2,412,200	82.18	106.82	114.11	21.69	0.0	1.30
	TOTAL	4	1,982,300	2,412,200	82.18	106.82	114.11	21.69	0.0	1.30
TOTAL	VACANT	1	1,200	1,200	100.00	100.00	100.00	0.00	100.0	1.00
	IMPROVED	161	16,629,300	15,600,275	106.60	121.19	109.76	21.88	56.5	1.14
	TOTAL	162	16,630,500	15,601,475	106.60	121.06	109.68	21.81	56.8	1.14

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	157	1	0.6	2	1.3	19	12.1	56.5	36.0	33.5	21.3	16	10.2	8	5.1	21	13.4
	TOTAL	158	1	0.6	2	1.3	19	12.0	57	36.1	34	21.5	16	10.1	8	5.1	21	13.3
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	4	0	0.0	1	25.0	1	25.0	0	0.0	0	0.0	2	50.0	0	0.0	0	0.0
	TOTAL	4	0	0.0	1	25.0	1	25.0	0	0.0	0	0.0	2	50.0	0	0.0	0	0.0
TOTAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	161	1	0.6	3	1.9	19	11.8	57.5	35.7	33.5	20.8	18	11.2	8	5.0	21	13.0
	TOTAL	162	1	0.6	3	1.9	19	11.7	58	35.8	34	21.0	18	11.1	8	4.9	21	13.0

TAXATION DISTRICT	210	CITY OF BRODHEAD
COUNTY	53	ROCK
EQ ADMIN AREA	76	MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
TOTAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	TOTAL	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

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TAXATION DISTRICT 221 CITY OF EDGERTON

COUNTY 53 ROCK

EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	2	75,000	54,750	136.99	135.25	135.25	13.37	100.0	0.99
	IMPROVED	50	6,833,100	6,473,320	105.56	113.17	106.46	16.86	66.0	1.07
	TOTAL	52	6,908,100	6,528,070	105.82	114.02	107.35	17.09	65.4	1.08
2 - COMMERCIAL	VACANT	2	161,600	200,000	80.80	88.20	88.20	16.78	0.0	1.09
	IMPROVED	11	6,751,600	4,331,500	155.87	122.96	103.11	28.81	54.6	0.79
	TOTAL	13	6,913,200	4,531,500	152.56	117.61	103.00	26.63	53.9	0.77
TOTAL	VACANT	4	236,600	254,750	92.88	111.73	110.09	21.37	50.0	1.20
	IMPROVED	61	13,584,700	10,804,820	125.73	114.93	105.92	18.99	63.9	0.91
	TOTAL	65	13,821,300	11,059,570	124.97	114.74	105.92	19.19	63.1	0.92

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	2	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	50	0	0.0	1	2.0	4	8.0	20	40.0	13	26.0	4	8.0	3	6.0	5	10.0
	TOTAL	52	0	0.0	1	1.9	4	7.7	21	40.4	13	25.0	4	7.7	5	9.6	4	7.7
2 - COMMERCIAL	VACANT	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
	IMPROVED	11	0	0.0	1	9.1	0	0.0	4.5	40.9	1.5	13.6	0	0.0	1	9.1	3	27.3
	TOTAL	13	0	0.0	1	7.7	1	7.7	4.5	34.6	2.5	19.2	0	0.0	1	7.7	3	23.1
TOTAL	VACANT	4	0	0.0	1	25.0	0	0.0	1	25.0	1	25.0	0	0.0	1	25.0	0	0.0
	IMPROVED	61	0	0.0	2	3.3	4	6.6	24.5	40.2	14.5	23.8	4	6.6	4	6.6	8	13.1
	TOTAL	65	0	0.0	3	4.6	4	6.2	25.5	39.2	15.5	23.9	4	6.2	5	7.7	8	12.3

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2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 222 CITY OF EVANSVILLE
 COUNTY 53 ROCK
 EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	10	507,200	688,900	73.62	91.91	110.10	21.81	70.0	1.25
	IMPROVED	44	7,790,000	7,049,600	110.50	112.86	104.84	12.44	75.0	1.02
	TOTAL	54	8,297,200	7,738,500	107.22	108.98	106.78	14.31	75.9	1.02
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	3	413,000	540,000	76.48	83.92	72.29	16.58	66.7	1.10
	TOTAL	3	413,000	540,000	76.48	83.92	72.29	16.58	66.7	1.10
TOTAL	VACANT	10	507,200	688,900	73.62	91.91	110.10	21.81	70.0	1.25
	IMPROVED	47	8,203,000	7,589,600	108.08	111.01	104.74	13.05	72.3	1.03
	TOTAL	57	8,710,200	8,278,500	105.21	107.66	106.06	14.80	73.7	1.02

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	10	2	20.0	1	10.0	0	0.0	2	20.0	5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	44	0	0.0	0	0.0	0	0.0	22	50.0	11	25.0	3	6.8	6	13.6	2	4.6
	TOTAL	54	2	3.7	0	0.0	2	3.7	23	42.6	18	33.3	4	7.4	4	7.4	1	1.9
2 - COMMERCIAL	VACANT	0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	3	0	0.0	0	0.0	0	0.0	1.5	50.0	.5	16.7	0	0.0	0	0.0	1	33.3
	TOTAL	3	0	0.0	0	0.0	0	0.0	1.5	50.0	.5	16.7	0	0.0	0	0.0	1	33.3
TOTAL	VACANT	10	2	20.0	1	10.0	0	0.0	2	20.0	5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	47	0	0.0	2	4.3	0	0.0	21.5	45.7	12.5	26.6	3	6.4	6	12.8	2	4.3
	TOTAL	57	2	3.5	2	3.5	1	1.8	23.5	41.2	18.5	32.5	5	8.8	3	5.3	2	3.5

WISCONSIN DEPARTMENT OF REVENUE
2011 ASSESSMENT/SALES RATIO ANALYSIS

TAXATION DISTRICT 241 CITY OF JANESVILLE
 COUNTY 53 ROCK
 EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	3	107,600	88,500	121.58	123.18	119.50	5.03	100.0	1.01
	IMPROVED	227	29,796,600	29,049,138	102.57	104.03	102.43	7.51	89.4	1.01
	TOTAL	230	29,904,200	29,137,638	102.63	104.28	102.55	7.66	88.7	1.02
2 - COMMERCIAL	VACANT	0	0	0	0.00	0.00	0.00	0.00	0.0	0.00
	IMPROVED	10	4,702,800	4,836,300	97.24	92.32	93.11	17.89	50.0	0.95
	TOTAL	10	4,702,800	4,836,300	97.24	92.32	93.11	17.89	50.0	0.95
TOTAL	VACANT	3	107,600	88,500	121.58	123.18	119.50	5.03	100.0	1.01
	IMPROVED	237	34,499,400	33,885,438	101.81	103.53	102.38	7.94	87.8	1.02
	TOTAL	240	34,607,000	33,973,938	101.86	103.78	102.42	8.09	87.1	1.02

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

		OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
		#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	3		0	0.0	0	0.0	0	0.0	1.5	50.0	1.5	50.0	0	0.0	0	0.0
	IMPROVED	227		0	0.0	8	3.5	105.5	46.5	97.5	43.0	11	4.9	3	1.3	2	0.9
	TOTAL	230		0	0.0	8	3.5	107	46.5	97	42.2	12	5.2	4	1.7	2	0.9
2 - COMMERCIAL	VACANT	0		0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0	0	0.0
	IMPROVED	10		0	0.0	1	10.0	2	20.0	3	30.0	1	10.0	1	10.0	0	0.0
	TOTAL	10		0	0.0	1	10.0	2	20.0	3	30.0	1	10.0	1	10.0	0	0.0
TOTAL	VACANT	3		0	0.0	0	0.0	0	0.0	1.5	50.0	1.5	50.0	0	0.0	0	0.0
	IMPROVED	237		0	0.0	1	0.4	11	4.6	106.5	44.9	101.5	42.8	12	5.1	3	1.3
	TOTAL	240		0	0.0	1	0.4	11	4.6	108	45.0	101	42.1	13	5.4	4	1.7

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2011 ASSESSMENT/SALES RATIO ANALYSIS

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TAXATION DISTRICT 257 CITY OF MILTON
 COUNTY 53 ROCK
 EQ ADMIN AREA 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	1	19,600	30,000	65.33	65.33	65.33	0.00	100.0	1.00
	IMPROVED	55	8,028,800	7,631,205	105.21	108.95	102.23	12.96	69.1	1.04
	TOTAL	56	8,048,400	7,661,205	105.05	108.17	101.97	13.41	67.9	1.03
2 - COMMERCIAL	VACANT	1	62,100	45,000	138.00	138.00	138.00	0.00	100.0	1.00
	IMPROVED	4	1,180,300	1,397,500	84.46	93.57	99.77	6.73	75.0	1.11
	TOTAL	5	1,242,400	1,442,500	86.13	102.46	100.24	12.90	60.0	1.19
TOTAL	VACANT	2	81,700	75,000	108.93	101.67	101.67	35.74	0.0	0.93
	IMPROVED	59	9,209,100	9,028,705	102.00	107.91	100.65	12.81	69.5	1.06
	TOTAL	61	9,290,800	9,103,705	102.06	107.71	100.65	13.58	67.2	1.06

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	55	0	0.0	1	1.8	3	5.5	23.5	42.7	14.5	26.4	10	18.2	0	0.0	3	5.5
	TOTAL	56	0	0.0	2	3.6	3	5.4	23	41.1	15	26.8	10	17.9	0	0.0	3	5.4
2 - COMMERCIAL	VACANT	1	0	0.0	0	0.0	0	0.0	.5	50.0	.5	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	4	0	0.0	0	0.0	1	25.0	1	25.0	2	50.0	0	0.0	0	0.0	0	0.0
	TOTAL	5	0	0.0	0	0.0	1	20.0	1.5	30.0	1.5	30.0	0	0.0	1	20.0	0	0.0
TOTAL	VACANT	2	0	0.0	1	50.0	0	0.0	0	0.0	0	0.0	0	0.0	1	50.0	0	0.0
	IMPROVED	59	0	0.0	1	1.7	3	5.1	25.5	43.2	15.5	26.3	11	18.6	0	0.0	3	5.1
	TOTAL	61	0	0.0	2	3.3	3	4.9	25.5	41.8	15.5	25.4	11	18.0	1	1.6	3	4.9

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TAXATION DISTRICT 221 CITY OF EDGERTON

COUNTY 53 ROCK 13 DANE

EQ ADMIN AREA 76 MADISON 76 MADISON

CLASS		# OF SALES	ASSESSED VALUE	SALES VALUE	AGGREGATE RATIO	MEAN RATIO	MEDIAN RATIO	DISP COEFF	CONC COEFF	PRICE DIFFL
1 - RESIDENTIAL	VACANT	4	183,000	134,250	136.31	135.55	144.59	9.27	75.0	0.99
	IMPROVED	50	6,833,100	6,473,320	105.56	113.17	106.46	16.86	66.0	1.07
	TOTAL	54	7,016,100	6,607,570	106.18	114.83	110.32	16.96	63.0	1.08
2 - COMMERCIAL	VACANT	2	161,600	200,000	80.80	88.20	88.20	16.78	0.0	1.09
	IMPROVED	11	6,751,600	4,331,500	155.87	122.96	103.11	28.81	54.6	0.79
	TOTAL	13	6,913,200	4,531,500	152.56	117.61	103.00	26.63	53.9	0.77
TOTAL	VACANT	6	344,600	334,250	103.10	119.77	126.51	17.32	50.0	1.16
	IMPROVED	61	13,584,700	10,804,820	125.73	114.93	105.92	18.99	63.9	0.91
	TOTAL	67	13,929,300	11,139,070	125.05	115.37	107.00	19.25	61.2	0.92

FREQUENCY TABLE (IN # OF OCCURENCES AND PERCENTS FROM MEDIAN)

			OTHER		-45%		-30%		-15%		+15%		+30%		+45%		OTHER	
			#	%	#	%	#	%	#	%	#	%	#	%	#	%	#	%
1 - RESIDENTIAL	VACANT	4	0	0.0	0	0.0	1	25.0	1	25.0	2	50.0	0	0.0	0	0.0	0	0.0
	IMPROVED	50	0	0.0	1	2.0	4	8.0	20	40.0	13	26.0	4	8.0	3	6.0	5	10.0
	TOTAL	54	0	0.0	1	1.9	6	11.1	20	37.0	14	25.9	5	9.3	6	11.1	2	3.7
2 - COMMERCIAL	VACANT	2	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	0	0.0
	IMPROVED	11	0	0.0	1	9.1	0	0.0	4.5	40.9	1.5	13.6	0	0.0	1	9.1	3	27.3
	TOTAL	13	0	0.0	1	7.7	1	7.7	4.5	34.6	2.5	19.2	0	0.0	1	7.7	3	23.1
TOTAL	VACANT	6	0	0.0	1	16.7	1	16.7	1	16.7	2	33.3	1	16.7	0	0.0	0	0.0
	IMPROVED	61	0	0.0	2	3.3	4	6.6	24.5	40.2	14.5	23.8	4	6.6	4	6.6	8	13.1
	TOTAL	67	0	0.0	3	4.5	4	6.0	26.5	39.6	14.5	21.6	7	10.5	4	6.0	8	11.9